

APPLICATION FOR HOUSEHOLDER PLANNING PERMISSION DELEGATED REPORT

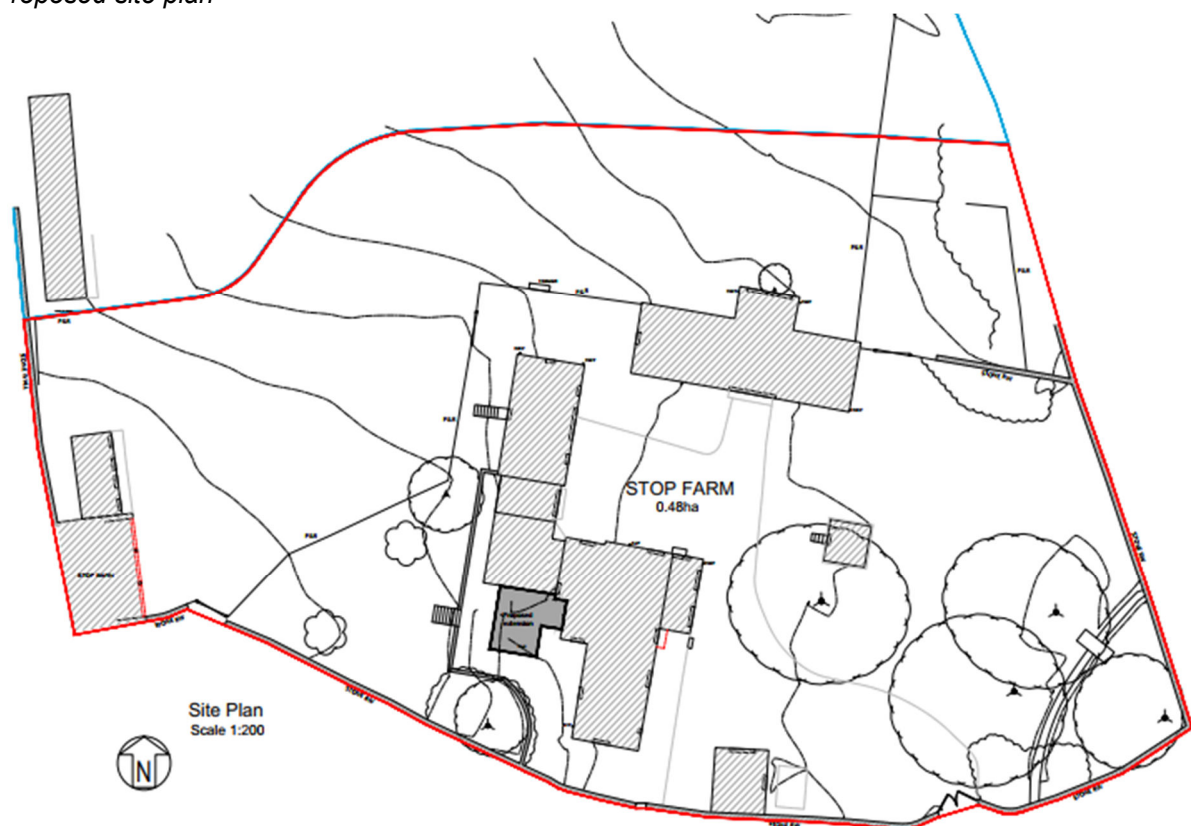
APPLICATION REFERENCE:	PL/2025/09346 & PL/2025/09411
APPLICATION TYPE:	Householder planning permission & Listed Building Consent
SITE ADDRESS:	Stop Farm, Fonthill Gifford, Salisbury, SP3 6QJ
DEVELOPMENT DESCRIPTION:	Single storey extension to the rear of Stop Farmhouse
RECOMMENDATION:	That Planning Permission & Listed Building Consent be GRANTED

This report covers both the householder planning permission (PL/2025/09346) and listed building consent (PL/2025/09411) applications.

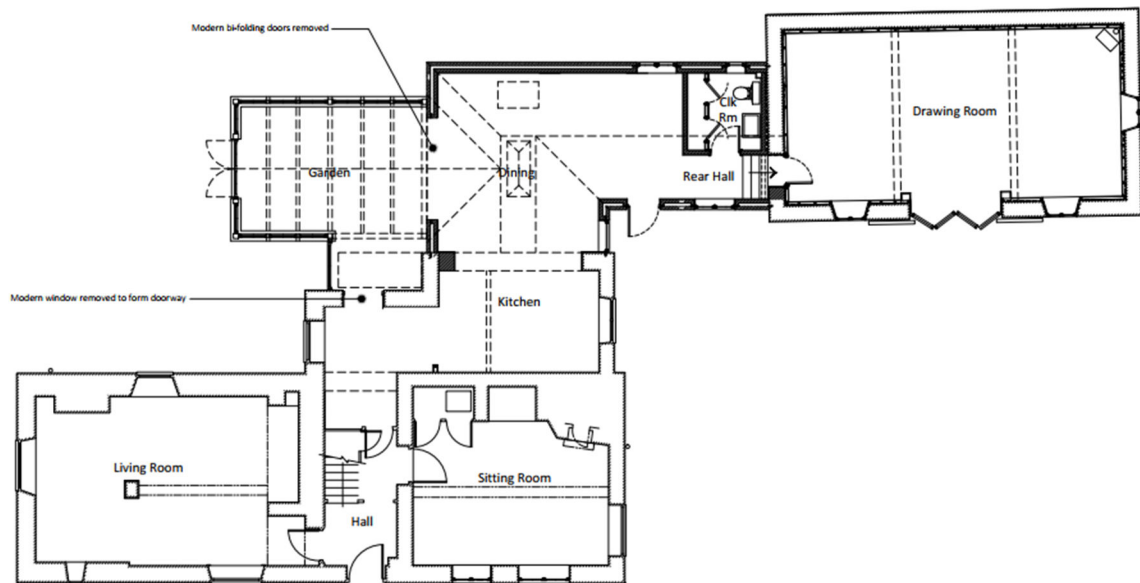
PROPOSAL

The proposal seeks planning permission for a single storey extension on the south elevation of Grade II Listed Stop Farmhouse, to create a glazed, oak frame, garden room with a small glazed, flat roof linking element. There are no proposed changes to access or creation of additional bedrooms.

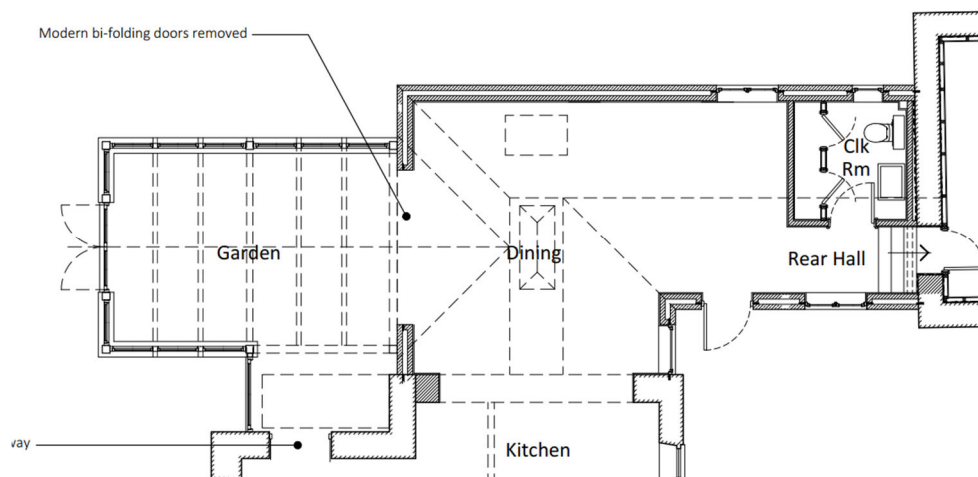
Proposed site plan



Proposed ground floor plan



Ground Floor Plan



Existing and proposed elevations



Rear Elevation (West)



Side Elevation (South)



Rear Elevation (West)



Side Elevation (South)

SITE DESCRIPTION/CONTEXT

This application relates to Stop Farm, situated in the open countryside/ within the small village of Fonthill Gifford, as defined by Wiltshire Core Strategy (WCS) core policies 1 (Settlement Strategy), 2 (Delivery Strategy) and CP27 (Spatial Strategy for the Tisbury Community Area).



Stop Farmhouse is a large, detached and extended, Grade II listed dwelling. The listing is as follows:

FONTHILL GIFFORD FONTHILL GIFFORD VILLAGE ST 93 SW (east side)

1/93 Stop Farmhouse

GV II

Farmhouse. Late C17, altered C18 and C19. Rubble stone, hipped thatched roof, brick stacks. L-plan. Two-storey, 5-window; casements. Central 4-panelled door with porch on posts, 2-light casement, blocked doorway, square-headed single casement to left, C20 lean-to extension to right. First floor has single blocked segmental-headed casement and 2-light casement to C17 range, three 2-light casements to right. Left return has 3-light ovolo-moulded mullioned casement to ground and first floor, coped verge to left. Rear has single-storey C18 thatched extension, casements and C20 single-storey extension. Interior has chamfered beams with stepped stops, open fireplace with chamfered timber lintel on stone jambs, planked and 4-panelled doors.

Listing NGR: ST9249932018

The curtilage also contains Grade II listed 'Granary at Stop Farm' and 'Barn at Stop Farm'. Grade II listed buildings '33 and 34' lie 60m to the west of the application site. The site is within Grade II* Fonthill Park and Garden

The application site is subject to the following planning policy constraints:

- Cranbourne Chase and West Wiltshire Downs National Landscape
- Salisbury Plain and West Wiltshire Downs Countryside Character Areas
- Chilmark Quarries, Barbastelle Special Area of Conservation
- River Avon Special Area of Conservation (SAC) Hampshire Catchment
- Flood Zone 1

PLANNING HISTORY

Proposal / Summary
20/08285/FUL & 20/08706/LBC Conversion of ancillary barn to form home office. Approved with conditions 15/02/2021
14/02945/FUL & 14/02664/LBC Rebuilding and increasing in height of existing roadside walling. Approved with conditions 30/04/2014
S/2012/1781 Conversion of barn to residential and erection of linkway to join barn to existing dwelling and associated alterations. Approved with conditions 08/02/2013

RELEVANT POLICIES AND GUIDANCE

S16/66/72 of Planning Listed Building Conservation Areas Act 1990

Wiltshire Core Strategy:

- Core Policy 1 Settlement Strategy;
- Core Policy 2 Delivery Strategy;
- Core Policy 27 Spatial Strategy for the Tisbury Community Area
- Core Policy 57 Ensuring High Quality Design and Place Shaping
- Core Policy 50: Biodiversity and Geodiversity
- Core Policy 51: Landscape
- Core Policy 58: Ensuring the Conservation of the Historic Environment
- Core Policy 69 Protection of the River Avon SAC

Neighbourhood Plan - none

Wiltshire Design Guide: Appendix D – Design Guidance for Householder extensions

The National Planning Policy Framework (NPPF)

Section 2 Achieving Sustainable Development
Section 12 Achieving Well Designed Places
Section 15 Conserving and enhancing the natural environment
Section 16 Conserving and enhancing the historic environment

The Planning Practice Guidance

National Design Guide

CONSULTATION RESPONSES

Conservation Officer – No objection. Please see Heritage Impact sections of this report for full comments received.

Ecology – No objection. Please see the Ecology section of this report for full comments received.

Fonthill Gifford Parish Council: No comment.

REPRESENTATIONS

No comments were received.

ASSESSMENT

Section 38(6) of the Planning and Compulsory Purchase Act 2004 states:

"If regard is to be had to the development plan for the purposes of any determination to be made under the planning Acts, the determination must be made in accordance with the plan unless material considerations indicate otherwise."

In accordance with this statutory requirement, this application has been assessed against the relevant policies of the Development Plan, including the adopted Wiltshire Core Strategy (2015) and, where applicable, any made Neighbourhood Plans.

Design and Impact upon the character and context of the area

Core Policy 57 - Ensuring High Quality Design and Place Shaping of the Wiltshire Core Strategy seeks to ensure that all new development is of high design quality, reflecting local context, character, and distinctiveness.

The proposal seeks planning permission for a single storey extension on the south elevation to create a garden room. The extension would comprise a gable ended, glazed garden room with a footprint 4.28m x 5.75m. The structure is proposed to be a glazed oak frame with a Chicksgrove natural stone plinth, extending south from the 2015 extension.

The height and pitch match would match the earlier extension with an area of lead-pitched roof forming a junction between the existing slate roof and proposed glazed roof. It is proposed to have a small element of flat-roofed glazed link between the original dwelling and the extension.

Although the dwelling has previously been extended, the proposed extension is modest in scale, commensurate with the size of the property and application site. The proposed extension is located at the rear of the property, behind the high boundary wall and would not be visible from public vantage points. Its design, form and materials are traditional and preserve the character and appearance of the area.

Having regard to the above, the proposal complies with the design principles set out in Core Policy 57 of the Wiltshire Core Strategy and Appendix D of the Wiltshire Design Guide.

Amenity

Point vii of Core Policy 57 - Ensuring High Quality Design and Place Shaping of the Wiltshire Core Strategy seeks to ensure that developments do not adversely affect neighbouring properties.

The National Planning Policy Framework (NPPF), particularly Paragraph 135(f), stresses that planning decisions should ensure developments provide a high standard of amenity for existing and future users.

The proposed development has been assessed in terms of its potential impact on the residential amenity of neighbouring properties, with particular regard to loss of light, overshadowing, loss of privacy, and overbearing effects.

Stop Farm sits within a large plot, away from shared boundaries. The closest neighbours are nos 33 and 34 Stops Hill, approximately 50m to the west of the proposed extension. Due to the distance from the neighbours, topography of the site (Stop Farm is at a lower level) and mature site boundaries (including a high stone wall along the southern boundary) there are no concerns regarding loss of light, privacy or overbearing impact.

The proposal therefore accords with Core Policy 57 point vii in respect of safeguarding residential amenity and Appendix D of the Wiltshire Design Guide.

Heritage Impact

From the point of view of the historic environment the main statutory tests are set out within the Planning (Listed Building and Conservation Areas) Act 1990.

Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990 states that in considering whether to grant listed building consent for any works the local planning authority [or the Secretary of State] shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.

Section 66 requires that special regard be given to the desirability of preserving listed buildings, their settings or any features of special architectural or historic interest which they possess.

Section 72(1) of the Act requires the Council to pay special attention to the desirability of preserving or enhancing the character or appearance of designated Conservation Areas.

The Council's Core Strategy Policy CP58 'Ensuring the conservation of the historic environment' requires that designated and non-designated heritage assets and their settings will be conserved, and where appropriate enhanced, in a manner appropriate to their significance and encourages proposals which improve the condition of heritage assets at risk.

The Council's Core Strategy CP 57: Ensuring high quality design requires a high quality of design in all new developments. The policy requires applicants to "demonstrate how the proposal will make a positive contribution to the character of Wiltshire through (amongst other things) responding to the value of the natural and historic environment and being sympathetic to and conserving historic buildings and landscapes. Development is required to respond positively to the existing in terms of building layouts, built form, height, mass, scale, building line, plot size, elevational design, materials, streetscape and rooflines to effectively integrate the building into its setting.

The NPPF outlines government policy for planning. Chapter 16 of the NPPF 'Conserving and enhancing the historic environment' sets out the Government's high-level policies concerning heritage and sustainable development.

Stop Farmhouse is a grade II listed building with a separately grade II listed granary and barn within the curtilage. The application was supported by a Heritage Statement prepared by Baxter Green Architects. The Council's Conservation Officer has assessed the proposal and has provided the following comments:

As is evident from the recent planning history, the proposed new extension would not impact on historic fabric of significance. In visual terms it would clearly be a modern addition to the rear and as such, not impact on the plan form.

In terms of the setting of the farmhouse, it would marginally conceal more of the rear elevation of the earliest part of the farmhouse but its glazed character would allow views through to the original rear wall of the house.

The existing window which would be converted to a doorway, is a recent opening and not of significance.

Summary & conclusion:

The NPPF confirms that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). It makes clear that any harm to a designated heritage asset requires clear and convincing justification.

The impact of the proposals on heritage assets will be neutral. On this basis no specific justification is required however it is considered the works will assist in securing the future use of a heritage asset in support of its long-term conservation. The

requirements of current conservation legislation, policy or guidance are considered to be met and there is therefore no objection to the approval of the application.

The proposal, by virtue of its scale, design, and use of materials, is considered to preserve the character and appearance of the conservation area and setting of the listed buildings. It would not result in harm to the significance of any heritage assets.

The development is therefore considered to comply with Core Policy 58 of the Wiltshire Core Strategy and Sections 66 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990, as well as the relevant provisions of the NPPF.

National Landscape

Core Policy 51 of the Wiltshire Core Strategy requires all development to protect, conserve, and where possible enhance the character and quality of Wiltshire's landscapes, giving particular weight to designated areas such as National Landscapes.

The National Planning Policy Framework (NPPF), in Paragraph 176, states that "great weight" should be given to conserving and enhancing landscape and scenic beauty in National Landscapes (formerly Areas of Outstanding Natural Beauty). Development within or affecting the setting of a National Landscape must demonstrate that it will not result in unacceptable harm to the special qualities of that area.

The proposed extension would be modest in scale and constructed using materials that reflect the local vernacular. It is well-related to the existing building (a well-established residential property) and is not prominently visible in wider public views.

The proposal, by virtue of its scale, siting, and design, would not harm the special qualities or scenic character of the Cranborne and Chase National Landscape.

The development therefore complies with Core Policy 51 of the Wiltshire Core Strategy and Paragraph 176 of the NPPF in conserving and enhancing the National Landscape.

Ecology Impact

Core Policy 50 of the Wiltshire Core Strategy seeks to protect and enhance biodiversity and geodiversity, including through ensuring that development avoids harm to protected species and habitats.

The National Planning Policy Framework (NPPF), in Paragraphs 193, requires that development minimises impacts on and provides net gains for biodiversity, including ensuring mitigation is secured where harm cannot be avoided.

The application site is subject to ecological designations. The application is accompanied by a Preliminary Roost Appraisal undertaken by Stark Ecology Ltd. The Council's Ecologist has assessed this proposal and has provided the following comments:

The site comprises a farmhouse where a single-storey extension is proposed. The site is neighboured by grassland to the north, with woodland to the southwest and southeast.

COMMENTS:**River Avon Special Area of Conservation (SAC) Hampshire Catchment**

This development falls within the catchment of the River Avon SAC and has potential to cause adverse effects alone or in combination with other developments through discharge of phosphorus in wastewater.

A test of likely significance has been carried out by the relevant Competent Authority (Wiltshire Council) as required by Regulation 63 of the Conservation of Habitats and Species Regulations 2017 (as amended). This concluded that since there is no proposal to create additional overnight accommodation, there would be no overall mechanism for adverse effect. The HRA has concluded that the application is not likely to have significant impacts on the SAC and subsequently the application is screened out of Appropriate Assessment.

Chilmark Quarries Special Area for Conservation (SAC)

The site lies within consultation zones for Barbastelle, Bechstein, Lesser Horseshoe and Greater Horseshoe bats, associated with the Chilmark Quarries Bats SAC. It therefore has the potential to result in significant adverse impact on the special features of the SAC.

A test of likely significance has been carried out by the relevant Competent Authority (Wiltshire Council) as required by Regulation 63 of the Conservation of Habitats and Species Regulations 2017 (as amended). This must consider potential significant adverse impacts on core roosts, but also sensitive features associated with the SAC, such as foraging areas.

Given the type and size of habitats to be lost (as per the site plans, it appears that approximately 30m² of existing hardstanding will be lost) as well as lack of new lighting, it is not likely that the development will significantly impact any key foraging or commuting opportunities for Annex II bats. Appropriate survey work has also demonstrated that the extensions to be impacted are unsuitable for use by roosting bats.

As such, it is concluded that given the scale and nature of the currently proposed development, there is no mechanism for significant adverse impact on the Conservation Objectives of the SAC, and the proposal can be screened out of Appropriate Assessment.

Bat surveys

The proposed works will join two existing single-storey extensions, one of which lacks a roof void. Both existing extensions were inspected for bat roosting opportunities, and it was found that the eaves were well-sealed, with no roof tiles noted to be lifted or slipped. Overall, no roosting features were noted, and the extensions are considered to have negligible bat roosting potential. No external lighting is proposed.

If bats or evidence of bats is found during the works, the applicant is advised to stop work and follow advice from an independent ecologist or the applicant is advised to follow the advice of a professional ecologist.

Biodiversity Net Gain

From 12 February 2024 Biodiversity Net Gain (BNG) became mandatory under Schedule 7A of the Town and Country Planning Act 1990 (as inserted by Schedule 14 of the Environment Act 2021). Based on the information available the biodiversity gain planning condition is not considered to apply to this application as it is for development which is subject of a householder application within the meaning of article 2(1) of the Town and Country Planning (Development Management Procedure) (England) Order 2015.

Habitat Regulation Assessments have concluded that the application is not likely to have significant impacts on the River Avon or Chillmark Quarries SACs. An informative related to protected species will be included with the approval.

As such, the development complies with Core Policy 50 of the Wiltshire Core Strategy and the relevant provisions of the NPPF.

Biodiversity Net Gain

As confirmed by the Council's Ecologist above, Householder planning applications are exempt from the requirement to deliver Biodiversity Net Gain under Schedule 7A, Section 4(2)(a) of the Town and Country Planning Act 1990, as inserted by the Environment Act 2021.

CONCLUSION

The proposed development is considered to be acceptable in terms of its design, scale, and relationship with the surrounding area. It would not result in any unacceptable harm to the character of the locality, the amenities of neighbouring occupiers, heritage, or ecology.

The proposal is therefore considered to comply with the relevant policies of the Wiltshire Core Strategy, the Wiltshire Local Plan, and the National Planning Policy Framework. As such, the application is recommended for approval, and therefore, planning permission and listed building consent should be granted for the development.

RECOMMENDATION:

For application PL/2025/09346, that planning permission be granted with the following conditions:

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

REASON: To comply with the provisions of Section 91 of the Town and Country Planning Act 1990 as amended by the Planning and Compulsory Purchase Act 2004.

2. The development hereby permitted shall be carried out in accordance with the following approved plans and documents:

DWG No:10436 P-01 Site & Location Plans

DWG No:10436 P-03 Proposed Floor Plans & Elevations

REASON: For the avoidance of doubt and in the interests of proper planning.

3. The materials to be used in the construction of the external surfaces of the development hereby permitted shall match in material, colour and texture those used in the existing building and detailed on the application form and approved plans.

REASON: In the interests of visual amenity and the character and appearance of the area.

For application PL/2025/09411, that listed building consent be granted with the following conditions:

1. The works for which Listed Building Consent is hereby granted shall be begun before the expiration of three years from the date of this consent.

REASON: To comply with the provisions of Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Planning and Compulsory Purchase Act 2004.

2. The development hereby permitted shall be carried out in accordance with the following approved plans and documents:

DWG No:10436 P-01 Site & Location Plans

DWG No:10436 P-03 Proposed Floor Plans & Elevations

REASON: For the avoidance of doubt and in the interests of proper planning.